

**FACT SHEET
U.S. COURTHOUSE ANNEX
GREENBELT, MD**

Description

The General Services Administration (GSA) proposes expansion of the U.S. Courthouse (CT) in Greenbelt, Maryland from 424, 816 gsf to 687,395 gsf. The 262,579 gs courthouse addition will be accomplished by:

- 1) adding a tower onto the existing half-round portion of the building to increase the functionality of the Courtrooms by adding jury deliberation suites;
- 2) add to the existing building District Court chambers and U.S. Marshal Service (USMS) space;
- 3) add other court and court-related functions such as Bankruptcy courtroom and chambers, Pretrial and Probation, U.S. Attorney's Offices, and U. S. Trustee's, and 11 inside parking spaces; and
- 4) expand the parking structure from 463 parking spaces to a number to be determined during design.

Project Summary**Site Information**

Government-Owned..... 9.3 acres

Building Area

Existing gross square feet (including 50 inside parking spaces)424,816

Additional gross square feet (including 11 inside parking spaces).....262,579

Total gross square feet (including 61 inside parking spaces)687,395

Existing parking structure parking spaces463

Additional parking structure parking spaces.....TBD*

Total parking structure parking spacesTBD

Project Budget

Design\$10,280,000

Estimated Construction Cost (ECC) (\$473/gsf including inside parking) ..109,332,000

Management and Inspection (M&I)8,786,000

Estimated Total Project Cost (ETPC)**\$128,398,000

*Non court parking for the new facility will be affected by the consolidation of traffic court functions. The total number of parking spaces will be determined during design.

**Tenant agencies may fund an additional amount for alterations above the standard normally provided by the GSA.

**FACT SHEET
U.S. COURTHOUSE ANNEX
GREENBELT, MD**

Prior Authority and Funding

None

Overview of Project

The Greenbelt Courthouse was built in 1994. This expansion project provides:

- two additional District courtrooms with four additional chambers,
- two additional Magistrate courtrooms and chambers,
- two additional Bankruptcy courtrooms and chambers,
- additional space for the inclusion of Probation and the US Trustees (from leased space),
- expansion space for the US Attorney's Office and
- additional space for the USMS holding requirements.

Tenant Agencies

District Court; Bankruptcy Court; Federal Public Defender; Probation; Pretrial; Department of Justice – U.S. Marshals Service; Department of Justice – Office of the U.S. Attorney; Department of Justice – U.S. Trustees; U.S. House of Representatives Office

Justification

Renovation of the existing offices will provide more efficient usage of the existing facility. These additions will meet the Judiciary's 10-year need corresponding with the year 2020. The Five-Year Courthouse Project Plan for FYs 2010-2014 approved by the Judicial Conference on March 17, 2009, which reflects construction priorities approved by the Judicial Conference, includes expansion of the CT in Greenbelt, MD for site and design funding for FY 2011. (The Five-Year Courthouse Project Plan for FYs 2009-2013 approved by the Judicial Conference on March 11, 2008 included the project for site and design funding for FY 2010.)

The court's southern division has grown rapidly since the existing building opened and it needs to be expanded to accommodate current and future growth. The existing building lacks sufficient space to adequately house existing personnel and accommodate projected growth for the court and court related agencies through 2020. The existing building is structurally and functionally incapable of accommodating the projected expansion.